

Waterville

44-282

8K 6716 PG 250

**QUITCLAIM RELEASE**  
**034960**  
**Know all by these Presents,**

**TRANSFER**  
**TAX**  
**PAID**

*That Gerald L. Vigue, of 25 Johnson Heights, PO Box 168, Waterville, Maine, for consideration paid, hereby releases to the City of Waterville, a body corporate, located at Waterville in the County of Kennebec and State of Maine, whose mailing address is 1 Common Street, Waterville, Maine 04901 the following described property in Waterville, County of Kennebec, State of Maine:*

**Parcel I:** Beginning at a point in the southerly line of Green Street on the northwesterly corner of land now or formerly of Octave Rossignol; thence running westerly along the southerly line of said Green Street about 72 feet and 4 inches to a stone monument; thence southerly along the easterly line of a right of way 17 feet to a stone monument; thence easterly along the northerly line, now or formerly of Bogas Brothers about 88 feet to land now or formerly of Mathias Veilloux; thence northerly along the land of said Mathias Veilloux about 31 feet to an iron rod set in the southwesterly line of land now or formerly of said Octave Rossignol; thence northwesterly along the said southwesterly line of said Rossignol land about 81 feet to the point of beginning.

Excepting and reserving from the above-described parcel, a certain lot or parcel of land situated on the westerly side of, but not adjacent to, Water Street in the City of Waterville, County of Kennebec and State of Maine, bounded and described as follows: Beginning at an iron pipe found and the southeasterly corner of land now or formerly of Roger P. Madden as recorded in the Kennebec County Registry of Deeds, Book 3538, Page 174, Parcel I; thence by the following courses and distances of N 61° 12' 32" W a distance of .55 feet along the land of Phil Roy to a point; N 38° 37' 8" E a distance of 27.35 feet along the remaining land of said Madden to an iron rod found and the northeasterly corner of Parcel I as described in said Book and Page; S 37° 20' 907" W a distance of 27.27 feet along land of said Phil Roy to the point of beginning.

The above described parcel contains 7 square feet, more or less, and is a portion of the property conveyed to Roger P. Madden, as recorded in said Registry, Book 3538, Page 174, Parcel I.

Bearings are magnetic 1984. Reference is made to "Plan of Property of the Marie Ann R. Toulouse Heirs" by K. & K. Land Surveyors, Inc. dated September 1984. All iron rods set are 1" rebar and capped RLS #1337.

**Parcel II:** Beginning at a stake or monument in the westerly line of Water Street, which stake or monument is 58 feet southerly (measuring in said westerly line of Water Street) from the southeast corner of the Smith Lot, so-called; thence northwesterly in a direct line about 118 feet to a stake which is located about 30 feet southerly from the southerly corner of the Smith lot, measuring about parallel with the westerly line of Water Street; thence northerly 37.75 feet to a stake and monument located 12 feet from the westerly corner of the Smith Lot measuring parallel with Green Street and distant from Green Street 17.35 feet; thence northerly parallel with the westerly line of the Smith Lot 17.35

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feet to Green Street about 13 feet to a monument; thence westerly along the southerly line of Green Street 16 inches to a post; thence southwesterly 88 feet and 10 inches to a post; thence southeasterly 92 feet to an iron pin; thence easterly 7 feet to an iron pin; thence southeasterly 86 feet to a point in the westerly line of Water Street 34 feet and 4 inches southerly (measuring in said westerly line of Water Street) from the point of beginning; thence northerly along the westerly line of Water Street 34 feet and 4 inches to the point begun at.

**Parcel III:** Beginning at a concrete monument or marker situated 85 feet and 8 inches westerly from the stone monument at the southeaster corner of the Smith Lot so-called; running thence southerly 41 feet and 8 inches, more or less, to a concrete marker or monument located 78 feet and 8 inches northwesterly from a stake or monument which marks the southeast corner of the lot formerly known as the Bogetsis Lot on Water Street; thence proceeding northwesterly 39 feet and 4 inches to a point which is located 30 feet southerly from the southerly corner of the Smith Block, so-called, measuring about parallel with the westerly line of Water Street; thence northerly 37.75 feet to a stake or monument 12 feet from the westerly corner of the Smith Lot, measuring westerly parallel with Green Street and distant from Green Street 17.35 feet; thence northerly parallel with the westerly line of said Smith Lot 17.35 feet to Green Street; thence on the line of Green Street 12 feet to a stone monument in the northwesterly corner of the said Smith Lot; thence southerly 17.35 feet in the west line of the said Smith Lot to a stone monument; thence easterly in the southerly line of the Smith Lot 84 feet and 4 inches to the concrete monument begun at, said monument being as before stated 85 feet and 4 inches from the stone monument on the corner of the Smith Lot on Water Street.

Subject, however to pole right to Central Maine Power Company dated November 22, 1968 and recorded in the Kennebec County Registry of Deeds in Book 1487, Page 833 and also dated May 6, 1981 and recorded in the said Registry of Deeds in Book 2399, Page 75.

Also, subject to an easement in favor of Ernest Ponthriand et al on the south side of 35 Water Street, dated October 4, 1963 and recorded in the Kennebec County Registry of Deeds in Book 1319, Page 338.

**Parcel IV:** Beginning at an iron pipe found in the westerly sideline of Water Street at the northeast corner of land now or formerly of Roger P. Madden as recorded in the Kennebec County Registry of Deeds, Book 3538, Page 174, Parcel II; thence by the following courses and distances; N 50° 43' 17" W, a distance of 78.71 feet along the land of said Madden to an iron rod found and the southeast corner of Parcel III as described in said Book and Page; N 47° 09' 14" E a distance of 41.33 feet along the land of said Madden to an iron rod found and the southwesterly line of Parcel I as described in said Book and Page; S 61° 12' 32" E a distance of 6.11 feet along land of said Madden to a point; S 38° 37' 08" W a distance of 26.15 feet along remaining land of Phil Roy to an iron rod set; S 40° 44' 49" E a distance of 39.96 feet along remaining land of Phil Roy to an iron rod set; S 51° 47' 35" W a distance of 2.72 feet along remaining land of Phil Roy to an iron rod set; S 47° 43' 33" E a distance of 28.96 feet along remaining land of Phil

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Roy to an iron rod set in the westerly sideline of Water Street; S 50° 27' 44" W a distance of 4.90 feet along the westerly sideline of Water Street to the point of beginning.

The above described parcel is subject to Paving Restrictions set forth in instrument recorded in said Registry of Deeds in Book, 3698, Page 28.

The above described parcel contains 1000 square feet, more or less, and is a portion of the property conveyed to Phil Roy as recorded in said Registry.

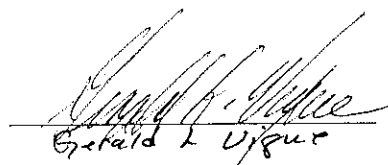
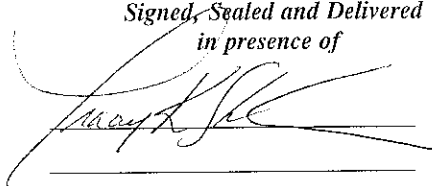
Bearings are magnetic 1984. Reference is made to "Plan of Property of the Marie Ann R. Toulouse Heirs" by K. & K. Land Surveyors, Inc. dated September 1984. All iron rods set are 1' rebar and capped RLS 1337.

Excepting and reserving from above parcels, a parcel of land described in a deed to Agma Inc. dated February 28, 1990 and recorded in said Registry of Deeds in Book 3698, Page 30.

Being the same premises conveyed by AMRESCO Financial I, L.P., to Gerald L. Vigue in a conveyance dated January 27, 2000, and recorded in Book 6217, Page 11, of the Kennebec County Registry of Deeds.

IN WITNESS WHEREOF, the said Gerald L. Vigue has caused these presents to be signed this 20<sup>th</sup> day of November, 2001.

Signed, Sealed and Delivered  
in presence of

  
Gerald L. Vigue


State of Maine,

County of Kennebec } ss

November, 2001

Then personally appeared the above named Gerald L. Vigue and acknowledged the foregoing instrument to be his free act and deed.

Before me,

  
Notary Public

RECEIVED KENNEBEC SS.  
2001 DEC -3 AM 9:00

ATTEST:   
REGISTER OF DEEDS

ADJUTANT (TODAY)  
7-30-2006